



**FIRST FLOOR FLAT, FLAT 9, WEST CHURCH,
23 BROWN STREET, PORT GLASGOW PA14 5BP**



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This lovely FIRST FLOOR FLAT is situated in an attractive Church Conversion with many amenities and transport links all within close proximity. The property is in beautiful order throughout, retaining some original features, in particular, the high ceiling height within the Lounge area and the arched windows.

The accommodation on offer extends to a private sweeping staircase leading to the Reception Hallway/ Dining Area, providing ample space for table and chairs with window to side, and also a great walk in storage cupboard. The generous sized Lounge and modern fitted Kitchen, all lie on open plan. The Lounge features stunning, long arched windows to front, together with a fireplace and electric fire. The Kitchen is fully fitted with quality units in white high gloss finish and glass fronted units. There are a host of appliances included in the sale extending to electric hob, oven, extractor hood, dishwasher, fridge and freezer. The Master Bedroom is a good double size with the added benefit of a shower cubicle within a corner of the room with electric shower. Well proportioned second double Bedroom. Spacious

Bathroom fitted with a three piece white suite – w.c., wash hand basin and bath, with the walls and flooring fully tiled. The Bathroom has been styled with a “Romanesque theme”. The property further benefits from a Security Entry System. Shared Courtyard.

Specification of this property extends to Electric Heating and Double Glazing.

Internal inspection essential to appreciate this fabulous flat.

MEASUREMENTS

RECEPTION HALLWAY/DINING AREA:

10'7x10'7 3.23m x 3.23m

LOUNGE: 21'4x10'2 6.50m x 3.10m

KITCHEN: 11'9x7'10 3.58m x 2.39m

BEDROOM ONE: 11'x9'9 3.35m x 2.97m

BEDROOM TWO: 14'x9'9 4.27m x 2.97m

BATHROOM: 7'10x7'7 2.39m x 2.31m

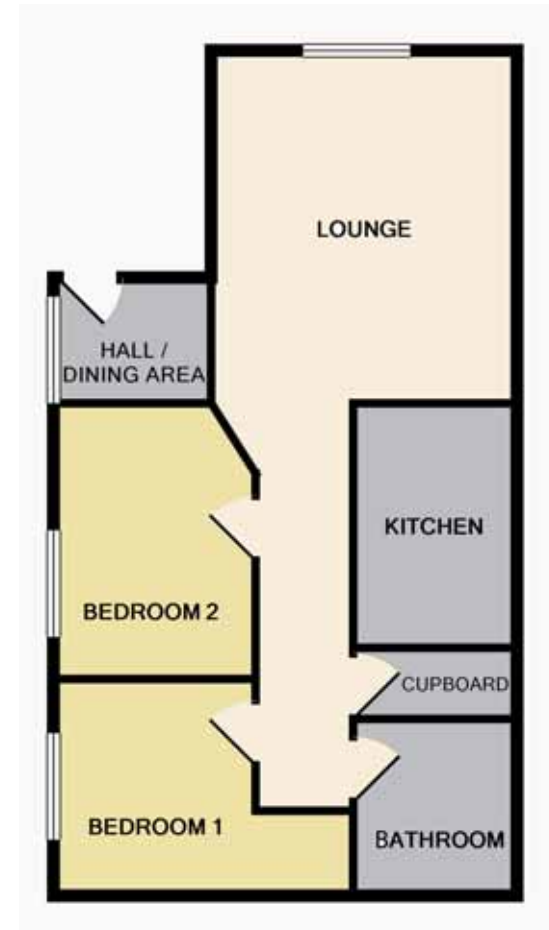
ELECTRIC HEATING

DOUBLE GLAZING

SECURITY ENTRY SYSTEM

SHARED COURTYARD

REF. F829



Floorplans are indicative only - not to scale





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